

Add to Part 5, Development Proposals and/or Appendix1, a public review process conducted by an independent expert review panel whose function shall be to gather and analyze information and make a public recommendation to City Council.

The department responsible for river valley strategic planning shall, upon receipt of a Development Proposal (s.5.1.2) request City Council to appoint and Council shall appoint an independent three person panel composed of persons with expertise in the fields of environmental protection, law,economics,public safety, emergency response measures and social and indigenous considerations.

Upon their appointment the expert panel shall:

a - determine the scope of the Development Proposal in a fully public process involving the proponent and any other persons expressing an interest in the project; and

b - then determine in a fully public process the scope of the Environmental Assessment through the identification of any and all issues related to or arising from the Development Proposal including all environmental, social, economic, public safety, emergency response and cumulative impacts of the Development Proposal as scoped.

Once the scoping of the Development Proposal and the Environmental Assessment has been completed the expert panel shall invite and receive written, virtual and in person oral submissions from the proponent and all other persons expressing an interest in issues falling within the scope of the Environmental Assessment. This part of the review process shall be open and transparent and shall involve hearings held in public.

Upon completion of the public review process the expert panel shall prepare a written report summarizing all issues raised and information received and shall make recommendations to Council to either reject, approve or approve with conditions the Development Proposal.

A private proponent of a Development Proposal in the River Valley and /or Ravine System shall be responsible for all costs of preparing and conducting the Environmental Assessment including all costs of the expert panel and their review.

Draft of Public Review of Development Proposals prepared by Dennis Thomas on September 15, 2024 for submission to the Urban Planning Committee on September 17, 2024.